

Estate &
Letting Agents

dwell

Cutler Heights Lane
Bradford
BD4 9JR
£99,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

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Property Details

- Three Bedroom Stone Built Terrace House
- High Confidence Rental Area
- Long Term Tenant
- Rear Courtyard Garden
- Three Double Bedrooms
- On Street Parking
- Close to Local Amenities and Motorway Networks
- Excellent Investment Opportunity

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Property Description

Dwell are pleased to offer to the market, this well presented three-bedroom, stone built terrace, situated off Cutler Heights, Bradford, offering deceptively spacious accommodation throughout and set within easy reach of amenities, shops and motorway links.

This property is currently generating £550pm and would make an ideal buy to let investment or is suitable as a first-time home.

INTERIOR

The property's main point of access is through an open entrance hallway adjoining a well-proportioned living room. Adjacently can be found a separate kitchen offering direct access out to a well-maintained courtyard garden. The kitchen includes wall and base units to three sides, an electric oven with gas hob, stainless steel sink/drainer and space for an undercounted fridge and freezer. An integral utility cupboard off the kitchen houses the washing machine and provides storage. To the opposite side of the kitchen is an elevated dining area.

Upstairs can be found three double bedrooms and a large family bathroom incorporating a bath with overhead shower, WC and pedestal wash hand basin, accessed via a spacious landing.

EXTERIOR

The sunny courtyard garden is situated to the rear of the property and is fully enclosed from neighbouring properties, whilst to the front is ample on street parking.

INVESTMENT INFORMATION

Current rental income: £550pcm

Lease: Rolling from May 2026

Tenure: Freehold

Selective Licensing Area: No

EPC: D

Gallery



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Area Description

The property is conveniently located within a popular residential area of Bradford, BD4, offering great access to a range of local amenities, including shops, schools and parks. Well served by public transport and major road links, the property is ideally situated for those commuting to Bradford city centre and surrounding areas. There are a good selection of nearby schools and community facilities.



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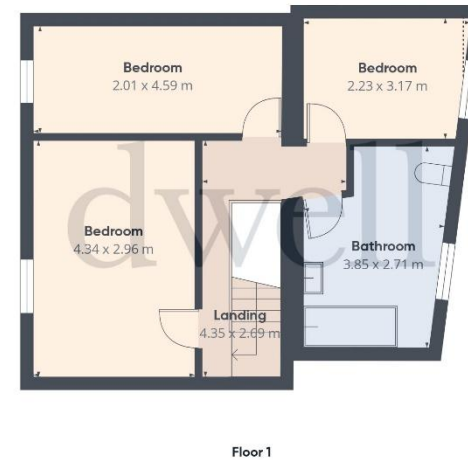
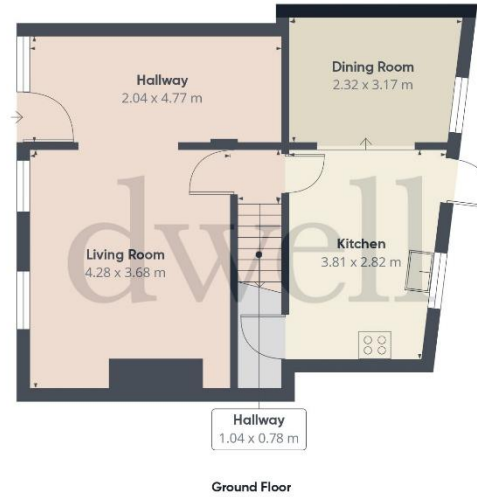
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Floor Plan

Floor Plan - Total floor area 89.2 m²



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Approximate total area⁽¹⁾

89.2 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D